70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

City of Barrie

Meeting Agenda

Affordability Committee

Wednesday, August 14, 2024 | **6:00 PM** | **Council Chambers**

This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act*, *2001*.

1. PUBLIC MEETING(S)

Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday August 14, 2024, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 APPLICATION FOR A ZONING BY-LAW AMENDMENT - 242 EDGEHILL DRIVE, BARRIE (WARD 5) (FILE: D30-009-2024)

The purpose of the Public Meeting is to review an application submitted by Innovative Planning Solutions, on behalf of 1000493081 Ontario Inc., for a Zoning By-law Amendment to permit a residential development consisting of three (3) townhouse units with attached garages on lands in the City of Barrie, known municipally as 242 Edgehill Drive, Barrie.

The site is approximately 0.07 hectares in size and located on the north side of Edgehill Drive.

A Zoning By-law Amendment is proposed to amend the existing Residential Single Detached Dwelling Second Density (R2) zone that applies to the subject lands to Residential Multiple Dwelling Second Density - Townhouse - Special (RM2-TH) (SP-XX) in accordance with the following special site-specific zoning provision:

RM2-TH Zone Standard	Required	Proposed
Maximum Gross Floor Area	60%	85%

Presentation by representatives of Innovative Planning Solutions.

Presentation by Rachel Mulholland, Planner of the Development Services Department.

See attached correspondence.

Attachments: PM Notice - 242 Edgehill Drive, Barrie
PM Presentation - 242 Edgehill Drive
PM Memo - 242 Edgehill Drive, Barrie
PM Correspondence - 242 Edgehill Drive
ADDITIONS - PM Correspondence 242 Edgehill Drive

1.2 APPLICATIONS FOR AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT - 126, 136 AND 140 BRADFORD STREET, BARRIE. (WARD 2) (FILE: D30-008-2024)

The purpose of the Public Meeting is to review applications submitted by Innovative Planning Solutions Inc., on behalf of Crown (Bradford) Developments Inc., for an Official Plan Amendment and Amendment to the Zoning By-law to permit a mixed use building with two towers being forty-five (45) storeys in height, including 912 residential units with a shared six (6) storey podium including 333 square metres of commercial space and parking on lands known municipally as 126, 136 and 140 Bradford Street.

The site is approximately 0.39 hectares (0.96 acres) in size, with approximately 89.9 metres of frontage on Bradford Street.

Official Plan Amendment

The proposed Official Plan Amendment seeks to add a Defined Policy Area to Section 2.8 of the Official Plan to permit a reduced ratio of 15% of the total units to be provided at an affordable rate, whereas 20% is required within the Urban Growth Centre; and to recognize that all affordable units will be provided in 1 and 2 bedroom unit sizes.

Zoning By-law Amendment

The proposed Zoning By-law Amendment seeks to alter the current zoning on the property from General Commercial (C4) to the Central Commercial Area (C1-2) zone with Special Provisions (SP-XXX). The following site-specific zoning provisions:

Zoning Standard	Requirement - C1-2 Zone	Proposed - C1-2 (SP-XXX)
Building Height (max.) (Section 6.3.2)	10m within 5m of the front lot line and the lot flankage, 45m beyond 5m of the front lot line	142.15 metres

	and the lot flankage	
Rear Yard Setback (min.) Table 6.3)	7.0 metres	3.0 metres
Gross Floor area (max. % of lot area) (Table 6.3)	600%	1311%
Coverage of Commercial Uses (min. % of lot area) (Section 6.3.2)	50%	17%
Required Residential Parking in the Urban Growth Centre (Table 4.6)	1 space per dwelling unit	0.469 spaces per dwelling unit Affordable Housing Units excluded (0 spaces)
Required Barrier-Free Parking (Section 4.6.4)	1 space plus 3% of required parking spaces	1 space plus 2.2% of required parking spaces

Presentation by representatives of Innovative Planning Solutions Inc.

Presentation by Logan Juffermans, Senior Planner of the Development Services Department.

See attached correspondence.

Attachments: PM Notice - 126, 136, and 140 Bradford Street, Barrie
PM Presentation - 126 ,136 and 140 Bradford Street
PM Memo - 126, 136 and 140 Bradford Street, Barrie
PM Correspondence - 126 136 140 Bradford Street
ADDITIONS - PM Correspondence 126 136 140 Bradford St

1.3 APPLICATION FOR A ZONING BY-LAW AMENDMENT AND RED LINE REVISION TO DRAFT APPROVED PLAN OF SUBDIVISION - 124, 180 AND 228 MCKAY ROAD WEST, BARRIE (WARD 7) (FILES: D30-010-2024 AND D12-437

The purpose of the Public Meeting is to review an application submitted by The Jones Consulting Group Ltd., on behalf of Mattamy (Salem) Limited, for an Amendment to the Zoning By-law to permit residential lots on lands known municipally as 124, 180, 228 McKay Road West.

The site is approximately 52.18 hectares in size and is located toward the north-west corner of the intersection of Veteran's Drive and McKay Road West.

Zoning By-law Amendment (File: D30-010-2024)

The Zoning By-law Amendment Application proposes to rezone the northern portion of the subject lands from Agriculture General (AG) and Environmental Protection (EP) to Neighbourhood Residential (R5) and Environmental Protection (EP) to facilitate the development of the lands through a Draft Plan of Subdivision.

Red Line Revision to Draft Plan of Subdivision (File: D12-437)

The purpose of the Red-line Revision to the Draft Plan of Subdivision is to create areas for stormwater management on the northern portion of the subject property to facilitate the development of 20 additional single detached residential units for a total of 751, whereas the previous plan proposed 731 residential units.

Presentation by a representative of The Jones Consulting Group Ltd.

Presentation by Tyler Butler, Planner of the Development Services Department

Attachments: PM Notice - 124, 180, and 228 McKay Road West, Barrie
PM Presentation - 124, 180, 228 Mckay Road West
PM Memo 124 180 228 McKay Road

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. DEFERRED/REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

6.1 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED JUNE 25, 2024

Attachments: Heritage Barrie Committee 240625

Recommendation(s):

RECRUITMENT OF A HERITAGE PLANNER

That staff in the Development Services Department submit an intake form for the 2025 budget for the recruitment of a Heritage Planner.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.